

5m a) 3/12/0070/FP and b) 3/12/0069/LB – Single storey rear orangery extension at Hoplands House, Green Tye, Much Hadham, SG10 6JP for Mr Donovan

Date of Receipt: a) 23.01.2012
b) 23.01.2012

Type: a) Full – Other
b) Listed Building Consent

Parish: MUCH HADHAM

Ward: MUCH HADHAM

RECOMMENDATION:

a) That planning permission be **REFUSED** for the following reason:

1. The proposed single storey rear extension by reason of its size, scale and siting would be out of keeping with the character and appearance of the dwellinghouse and detrimental to the setting of the Listed Building known as Hoplands House. The proposal would thereby be contrary to policies ENV1, ENV5 and ENV6 of the East Herts Local Plan Second Review April 2007 and national planning policy guidance set out in the National Planning Policy Framework.

b) That listed building consent be **REFUSED** for the following reason:

1. The proposed single storey rear extension by reason of its size, scale and siting would be out of keeping with and detrimental to the character, appearance and setting of the Grade II Listed Building known as Hoplands House Cottage. The proposal would thereby be contrary to national planning policy guidance set out in the National Planning Policy Framework.

_____ (007012FP.FM)

1.0 Background:

- 1.1 The application site is located within the Rural Area Beyond the Green Belt as shown on the attached OS extract.
- 1.2 The application property is a two storey detached dwelling which is a Grade II Listed Building, designed with brickwork, render and timber boarding. The property benefits from off-street parking and a detached outbuilding. It is situated within a large site which is predominantly laid-to-lawn and is encompassed by mature landscaping.
- 1.3 The proposal is for a single storey rear orangery extension. The proposed extension would have a width of 8.1 metres and would project 5 metres

beyond the rear elevation of the original dwellinghouse. The proposed extension has been designed with two central projecting roof lanterns reaching a maximum height of 3.3 metres. The proposed orangery would have a brick plinth with glazed windows above.

- 1.4 The applications have been referred to committee at the request of Councillor M Carver.

2.0 Site History:

- 2.1 The property has a substantial planning history as follows:

LPA Reference	Description	Decision
3/67/1478/FP	2 storey side extension	Approved with conditions.
3/69/0325/FP	Stables	Approved with conditions.
3/71/1327/FP	2 storey rear extension	Approved with conditions.
3/74/1327/FP	Single storey side extension	Approved with conditions.
3/95/0109/FP 3/95/0110/LC	Demolition of existing outbuilding and erection of replacement	Approved with conditions.

3.0 Consultation Responses:

- 3.1 The Council's Conservation Officer recommends refusal of the application and has commented that whilst there is no objection to the principle of the construction of a rear extension/orangery, it is considered that the overall scale and footprint of the proposed development would not fit comfortably on this rear elevation, particularly as it would extend beyond the projecting rear gable end.

4.0 Parish Council Representations:

- 4.1 No objections have been raised by Much Hadham Parish Council.

5.0 Other Representations:

- 5.1 The applications have been advertised by way of press notice, site notice and neighbour notification.
- 5.2 No letters of representation have been received.

6.0 Policy:

6.1 The relevant Local Plan policies in these applications include the following:

GBC3	Appropriate Development in the Rural Area Beyond the Green Belt
ENV1	Design and Environmental Quality
ENV5	Extensions to Dwellings
ENV6	Extensions to Dwellings – Criteria
BH6	New Developments in Conservation Areas

In addition to the above Section 12 of the National Planning Policy Framework is also a consideration in the determination of these applications.

7.0 Considerations:

7.1 The determining issues in relation to these applications are as follows:

- The principle of development within the Rural Area;
- The impact of the proposal on the character and appearance of the existing listed dwelling and its setting;
- The impact of the proposal on the character and appearance of the Conservation Area;
- The impact on the amenities of neighbouring residential occupiers.

Principle of Development

7.2 The application site is located within the Rural Area, wherein limited extensions and alterations to dwellings will be permitted provided that an extension to a dwelling or the erection of an outbuilding will be of a scale and size that would either by itself, or cumulatively with other extensions, not disproportionately alter the size of the original dwelling nor intrude into the openness or rural qualities of the surrounding area, in accordance with Policies GBC1 and ENV5.

7.3 The history of the site reveals that planning permission was granted for a two storey side extension in 1967, a two storey side extension in 1971, a single storey side extension in 1974 and a replacement outbuilding in 1995. The proposed extension, together with the extensions and outbuilding added previously to the property would increase the size of the original dwelling by 142%. The proposed extension does not therefore represent a limited extension and the extension now proposed will increase the floor area of the property by a further 25%. In this

respect the proposed development does not accord with policy GBC3(c), and it is therefore necessary to consider whether material considerations exist in this case to warrant a departure from policy.

- 7.4 The proposed extension is modest in terms of its single storey height and would be sited to the rear of the property and would not be visible from within the street scene. The proposed extension therefore is considered to have a limited impact of the character and appearance of the Rural Area and the surrounding Conservation Area.

The impact of the proposal on the character and appearance of the existing listed dwelling and its setting

- 7.5 With regards to the impact of the proposal on the character and appearance of the existing dwelling and the character, appearance and setting of this Grade II Listed building, concern has been expressed, and refusal recommended by the Conservation Officer who outlines that the proposed orangery by reason of its size, scale and footprint would have a harmful impact upon the character and appearance of this Grade II Listed heritage asset.
- 7.6 Hoplands House is distinctive in its appearance and is of architectural and historic interest, with 2 storey and single storey side extensions attached to the east and west elevations respectively. The larger, 2 storey addition does not project more than 3 metres beyond the rear elevation of the principle dwelling and the single storey extension only projects 2.4 metres into the rear garden space. In contrast, the proposed rear orangery extension, with a footprint of 43.5 square metres would project some 5metres beyond the rear elevation of the original, principle dwelling and would have a significant width of 8.1 metres. The size and scale of this extension would be out of proportion in relation to the 6.5 metre depth of the main dwellinghouse and would extend across more than half the width of the original dwellinghouse. The proposed development would therefore be of an excessive size and scale, out of keeping with the size and scale of the original dwelling and harmful to the character and appearance of this listed building.
- 7.7 The proposed orangery would extend 1.4 metres beyond the western flank gable end of the principle listed building and would be attached to the existing annexe extension approved within LPA reference 3/74/1327/FP. Although the proposed orangery would not interfere with views of the front elevation of the building, the positioning of the proposed orangery would appear as a substantial addition to the rear of the property. The rear elevation is, in Officers view, equally as important as the front elevation of the Listed Building and should not be

disregarded as having less significance. The siting of the proposed orangery, extending beyond the flank elevation and attached to the previously added annexe extension would result in extensions to the property that would cumulatively have a width of some 16 metres. Such a width would be disproportionate to the 13 metre width of the original Listed dwelling which, rather than reducing the impact of this 1970's extension, would lose the distinction between the old and new.

- 7.8 As such it is considered that the proposed development would appear as an awkward and unsympathetic addition to the dwellinghouse, extending beyond the western flank wall of the original dwellinghouse and being some 5 metres in depth and some 8.1 metres in width. The proposed orangery extension would therefore detract from and be detrimental to the building's character, appearance, setting and its special interest. Accordingly, the proposed dwelling would conflict with the aims and objectives of the National Planning Policy Framework.

The impact on the amenities of neighbouring residential occupiers

- 7.9 The proposed orangery would retain at least 14 metres to the nearest neighbouring property, Tumbledown. Taking this into account and the approximate 6ft high boundary treatment, it is not considered that the proposal would be detrimental to the amenities of any neighbouring properties.

8.0 Conclusion:

- 8.1 In accordance with the recommendation of refusal from the Conservation Officer, it is considered that the siting and overall size and scale of the proposed orangery would result in a development that would have a harmful impact upon the character, appearance and setting of this historic Grade II Listed heritage asset known as Hoplands House. The proposed development would therefore be contrary to Policies ENV1, ENV5 and ENV6 of the Local Plan and the guidance as set out in Section 12 of the National Planning Policy Framework.
- 8.2 Having regard to all of the above considerations it is recommended that planning permission and listed building consent be refused.